



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Kilkenny County Council**

**Planning Register Reference Number: 18/12**

**APPEAL** by Gerard and Patricia O'Neill of Coan West, via Carlow, County Kilkenny against the decision made on the 14<sup>th</sup> day of June, 2018 by Kilkenny County Council to grant subject to conditions outline permission to Patrick J. Manning care of Billy Moran Architectural Design and Health and Safety Services of The Square, Castlecomer, County Kilkenny.

**Proposed Development:** Construction of dwellinghouse, entrance, connection to public sewerage and bored well and all associated site works at Coan West, County Kilkenny.

**Decision**

**REFUSE** outline permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

The site of the proposed development is located in a rural area which is identified as on the edge of a 'Stronger Rural Area', as set out in the Kilkenny County Development Plan 2014-2020, and as being within a 'Stronger Rural Area' in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. On the basis of the submissions made in connection with the planning application and the appeal, in particular, the proximity of the site to nearby established settlements and the nature of employment of the applicant and having regard to the fact that the applicant already owns a dwelling, the Board is not satisfied, notwithstanding the provisions of the Development Plan, that the applicant has demonstrated a rural generated housing need for a dwelling at this rural location contrary to National Policy Objective 19 of the National Planning Framework 2018. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Michelle Fagan**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2019.**